

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 24, 2005

ITEM NO. 8

CASE NUMBER/  
PROJECT NAME

**14-DR-2005**  
**Heitel Ranch**

LOCATION

8485 E Dixileta Drive

REQUEST

Request approval of site plan and elevations for a steel structure to cover an equestrian riding arena.

OWNER

James Heitel  
602-301-3150

ENGINEER

None.

ARCHITECT/  
DESIGNER

None.

APPLICANT/  
COORDINATOR

James Heitel  
602-301-3150

BACKGROUND

## **Zoning.**

The site is zoned R1-190 ESL FO (Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay).

- R1-190 district allows single-family residential uses and ranches with a Conditional Use Permit. A Conditional Use Permit was approved for a ranch in October 2004.
- The ESL district is an overlay district intended to protect environmentally sensitive lands and this is achieved through natural area easements, building height limitations, control of wash modification and other methods.
- The FO is also an overlay district intended to preserve the rural desert character by minimizing the impacts of land development by maximizing open space. Specific requirements address: space between buildings, distance of buildings from property lines, and requirements for maximum lot coverage.

## **Context.**

This site is located on the south side of Dixileta Road, between Pima Road and Hayden Road in a residential area. The area south of Dixileta is comprised of unsubdivided properties while the land north of Dixileta has been subdivided.

Surrounding parcels:

	Zoning	Development
North	R1-70 ESL (HD)	Sincuidados subdivision (single-family residential)
East	R1-190 ESL FO	Single-family residential, Unimproved
South	R1-190 ESL FO	Unimproved
West	R1-190 ESL FO	Single-family residential, Unimproved

APPLICANT'S  
PROPOSAL**Applicant's Request.**

The applicant is proposing to construct a metal arena in conformance with the Conditional Use Permit approved site plan. The arena would be constructed on the location of an existing open air arena.

**Development Information:**

- *Existing Use:* Single family residence, Ranch
- *Existing Buildings/Description:* 1 single-family residence with accessory studio building; 1 guesthouse; 2 barns; ancillary storage sheds; open air arena; and 2 corrals
- *Proposed Buildings/Description:* 1 covered arena
- *Parcel Size:* 6.18 acres
- *Building Height Allowed:* 24-feet

## DISCUSSION

The existing open-air arena was graded in anticipation of the covered arena improvements. The grading allows the arena structure to sit lower than the natural grade level, resulting in lesser impact of building height and structural bulk as viewed from the nearby properties.

The arena elevations display a roof held up with several vertical poles. The poles appear to be substantial enough in width and proportion to balance the visual appearance such that the roof is not set on narrow stilt-like poles.

The proposed color is a dark gray metal roof with painted tan column metal supports.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Kira Wauwie  
Project Coordination Manager  
Phone: 480-312-7061  
E-mail: [kwauwie@ScottsdaleAZ.gov](mailto:kwauwie@ScottsdaleAZ.gov)

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Kira Wauwie  
Report Author

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Lusia Galav, AICP  
Development Planning Manager  
Phone: 480-312-2506  
E-mail: [lgalav@scottsdaleaz.gov](mailto:lgalav@scottsdaleaz.gov)

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 02/10/05

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: \_\_\_\_\_

Case No.: 449 - PA 04#2

Project Name: HEITEL RANCH COVERED ARENA

Project Location: 8485 E DIXIE TA DR

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-RO EX TO RANCH PERMIT Proposed Zoning: N/A

Number of Buildings: ONE Parcel Size: 6.2 AC

Gross Floor Area/Total Units: 10,000 SF

Floor Area Ratio/Density: \_\_\_\_\_

Parking Required: NONE ADDITIONAL

Parking Provided: \_\_\_\_\_

Setbacks: N - 350' S - 75' E - 140' W - 110'

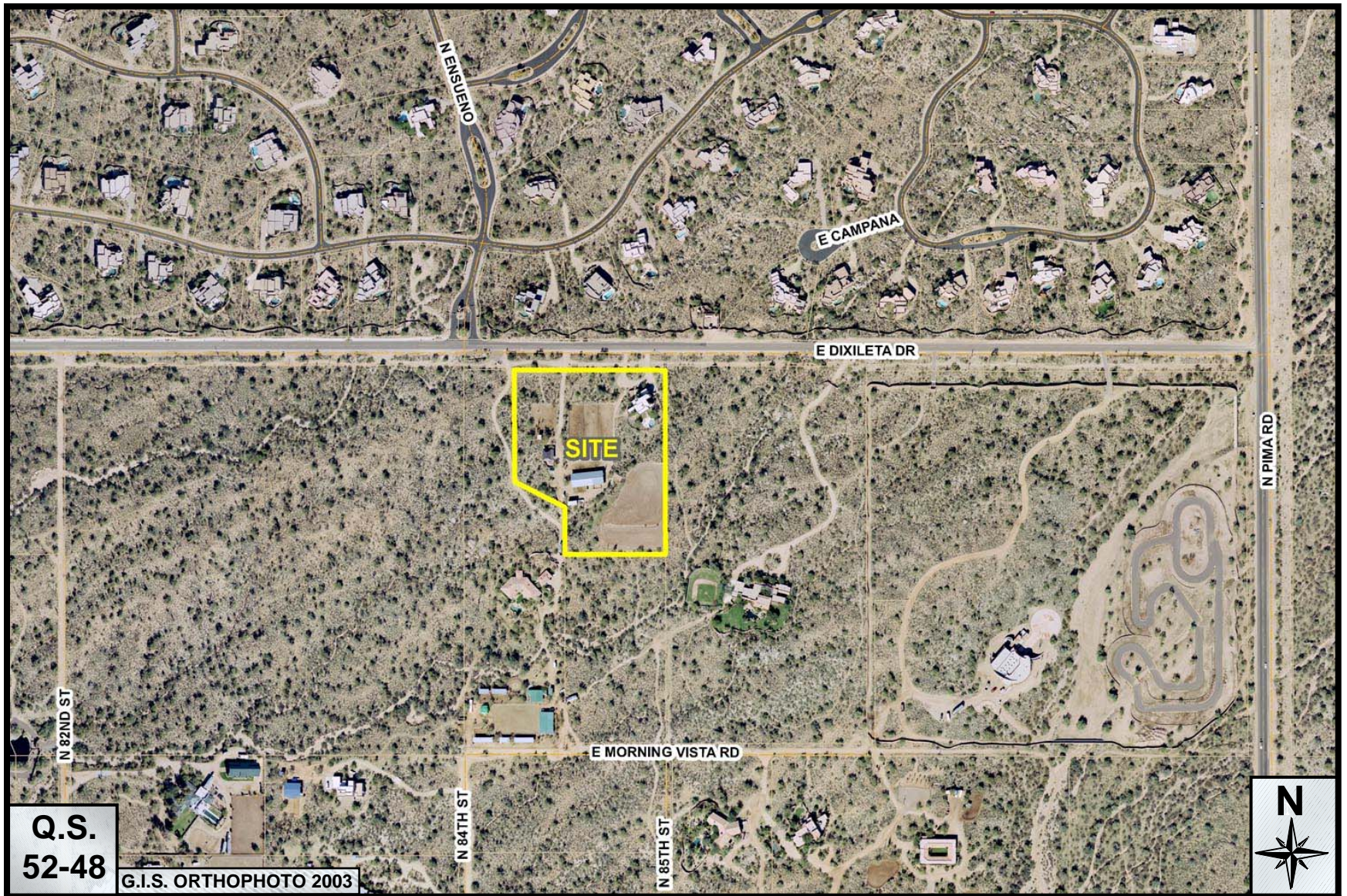
## Description of Request:

ERECT AN "EAGLE SPAN" STEEL STRUCTURE  
COVERED EQUESTRIAN RIDING ARENA

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



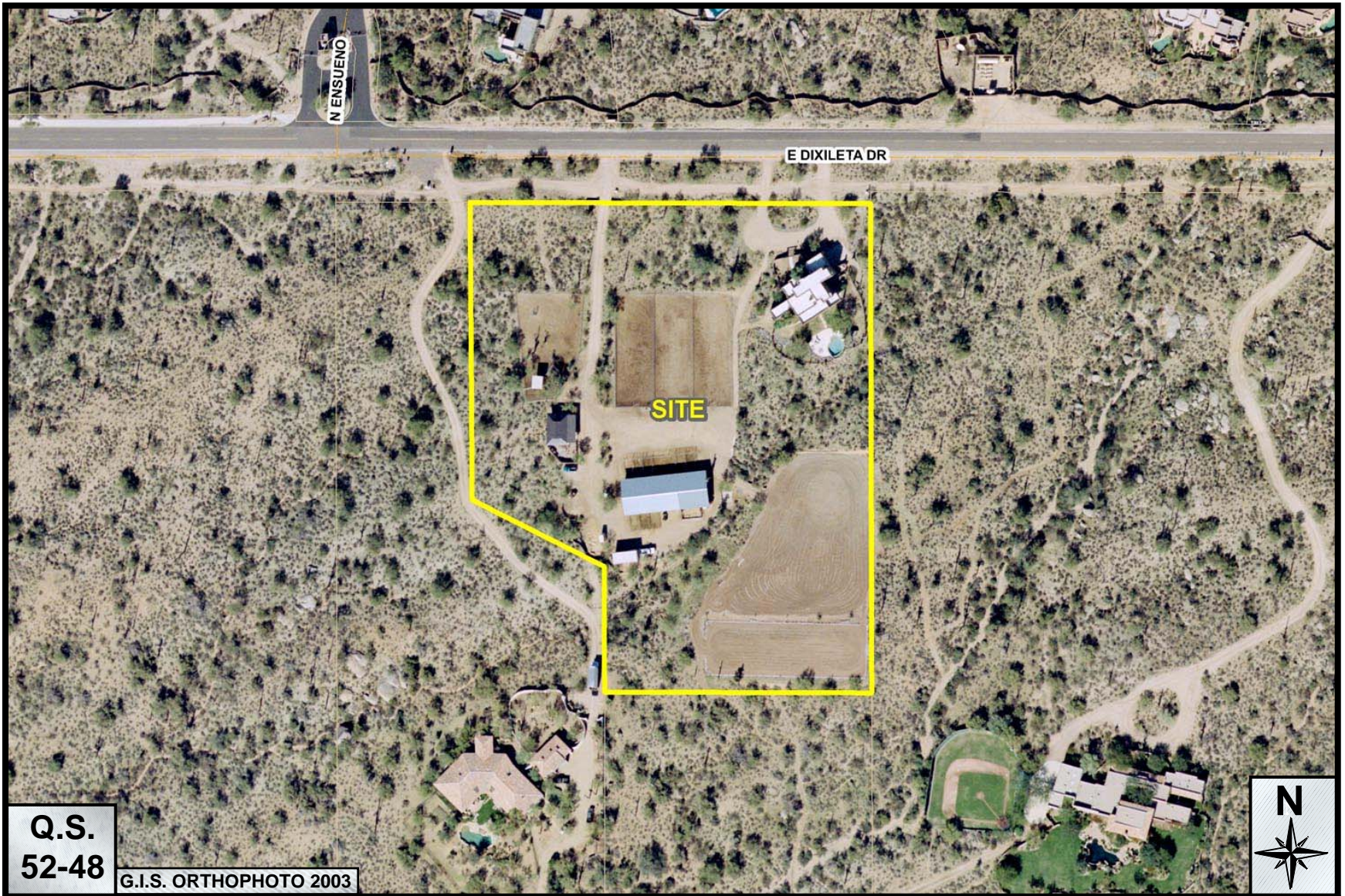


Heitel Ranch

14-DR-2005

ATTACHMENT #2





Q.S.  
52-48

G.I.S. ORTHOPHOTO 2003

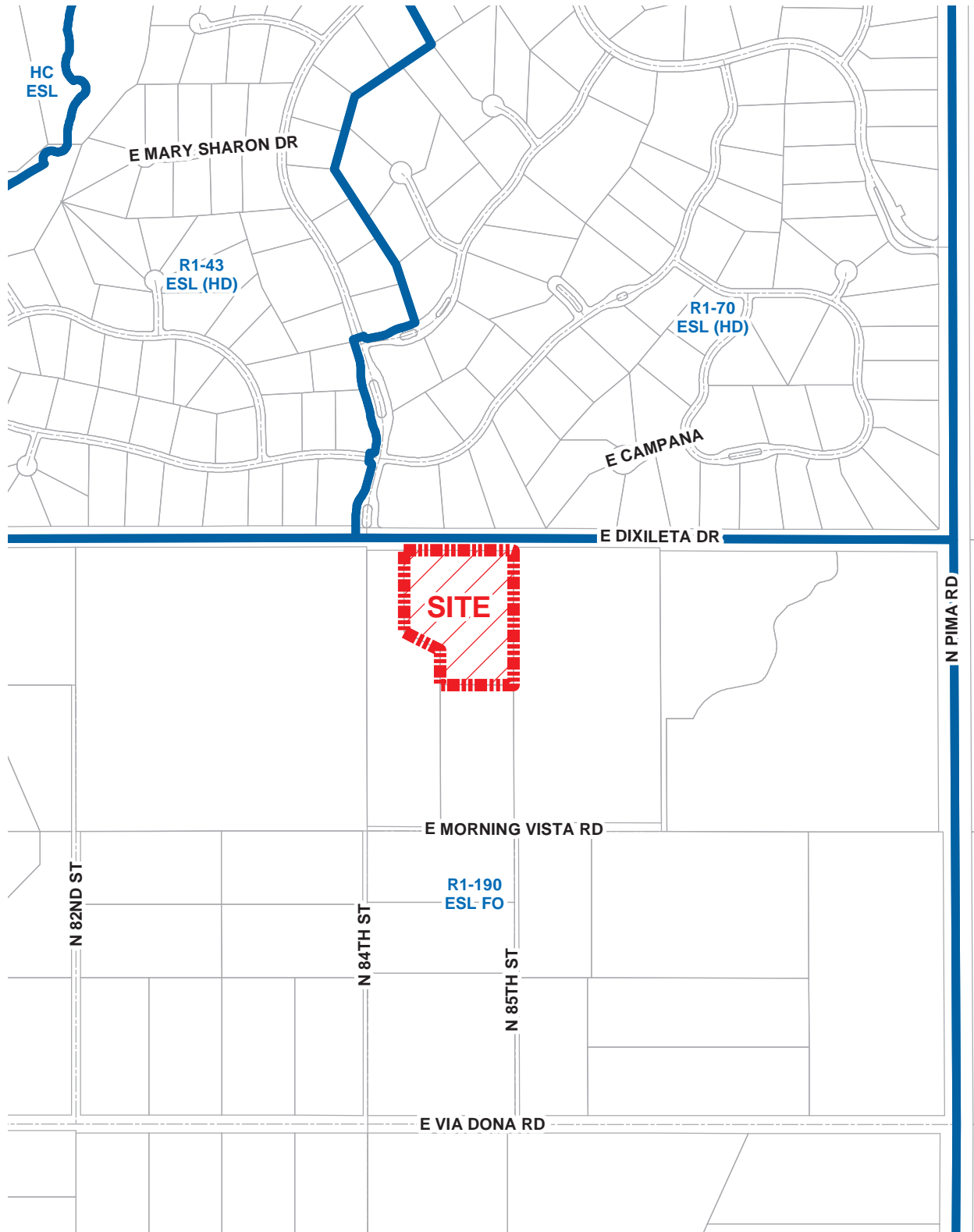


14-DR-2005

Heitel Ranch

ATTACHMENT #2A





14-DR-2005

ATTACHMENT #3

# HEITEL GUEST HOUSE

## SITE PLAN

A PORTION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF  
THE NW 1/4 OF THE NE 1/4 OF SECTION 25, T. 5 N., R. 4 E. OF THE  
G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

### NOTE

1. NO NATIVE PLANTS ON SITE PER CITY REQUIREMENTS
2. LOT THE CASE NUMBER 38-L199
3. ZONING: RURAL 190
4. STREET ADDRESS IS 8485 EAST DIXIELTA ROAD
5. GUEST HOUSE WILL NEVER BE OFFERED FOR RENT
6. NO RETAINING WALLS ARE TO BE BUILT
7. CURB ELEVATIONS ARE SHOWN ON PRINCIPLE ENGINEERING  
GRADING PLAN (JOB NO. 20 015) AND AS APPROVED BY  
THE CITY IN CASE 95-0027. CONVERSION TO NAVD "88" REQUIRES  
ADDING 1.770 FT. TO NAVD DATUM.

### BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF ARTE VIDA AND ENGLISH  
ELEVATION: 2299.57 (C.O.S. DATUM NAVD 29); NAVD BENCHMARK  
AND TOPOGRAPHIC CONTOURS ARE FROM PRINCIPLE ENGINEERING  
GRADING PLAN (JOB NO. 20 015) AND AS APPROVED BY  
THE CITY IN CASE 95-0027. CONVERSION TO NAVD "88" REQUIRES  
ADDING 1.770 FT. TO NAVD DATUM.

### CERTIFICATION

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN  
ARE BASED ON THE ELEVATION EQUATION DATUM FOR THE CITY OF  
SCOTTSDALE BENCHMARK PROVIDED ABOVE

LAND SURVEYOR DATE

### FEMA BLOCK

FLOOD INSURANCE RATE MAP

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
046012	0820	E	9-30-95	X	OUTSIDE 500 YR.

IN "AO" ZONE GIVE DEPTH AND VELOCITY

### HEITEL

#### N.A.O.S. AREA

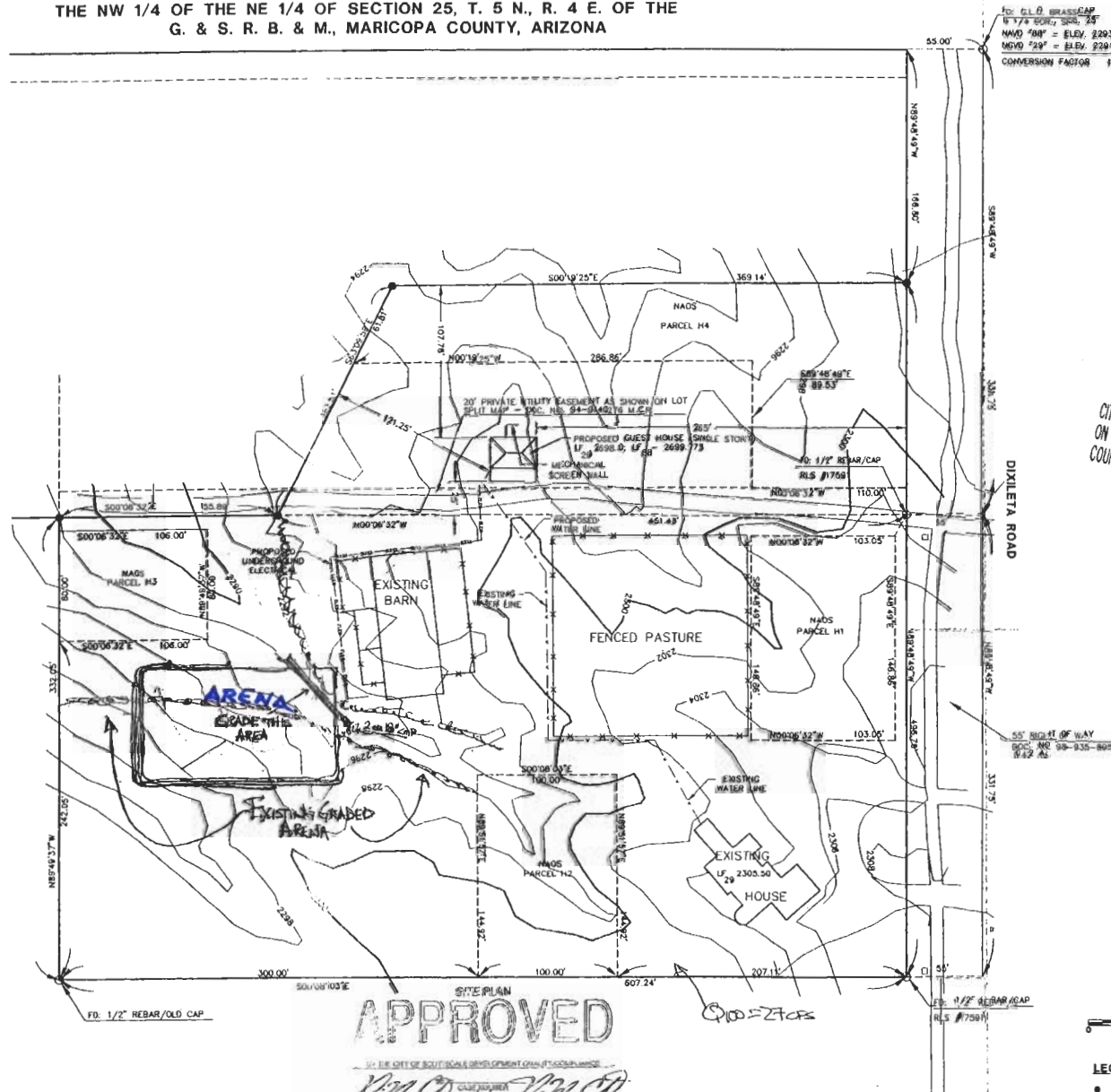
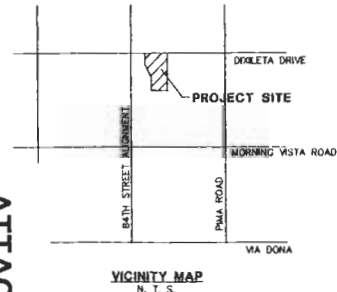
PARCEL	AREA
H1	0.35 Ac.
H2	0.33 Ac.
H3	0.20 Ac.
H4	0.71 Ac.
TOTAL	1.59 Ac.
REQUIRE NAO'S AREA	1.56 Ac.
SLOPE CATEGORY 2 - 5%	

#### SITE DATA

TOTAL AREA OF SITE IS 6.23 ACRES  
N.A.O.S. % REQUIRED IS 25% OR 1.56 ACRES

#### PROPERTY OWNER

JAMES T. AND CATHY H. HEITEL  
8485 E. DIXIELTA DRIVE  
SCOTTSDALE, AZ 85262



CITY APPROVED PLANS ARE TO REMAIN  
ON THE JOB SITE AT ALL TIMES DURING  
COURSE OF CONSTRUCTION.



### LEGEND

- SET 1/2" REBAR/CAP  
R.L.S. #0280
- LF LOWER FLOOR ELEVATION

PLAN CHECK PROJECT # 2807-99A

HEITEL GUEST HOUSE

Anderson - Nelson, Inc.  
Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology

SITE PLAN



14-DR-2005  
2/15/2005





**HEITEL RANCH**  
**8485 E. Dixileta**  
**Scottsdale, Arizona**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_  
 \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☐ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1500 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.  
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF \_\_\_\_\_ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.



20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. ADD HYDRANT AT NEC OF PROTERTY

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:  
Heitel Ranch  
Case 14-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS AND PLANS:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Eaglespan Steel Structures and dated 2/15/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted and approved with the Conditional Use Permit application (stipulation of case #27-UP-04).
  - c. Lighting shall be consisted with the lighting plan contained in the case folder labeled Heitel Ranch with a staff date of 2/15/05.

**SITE DESIGN:**

**Ordinance**

2. With the final plans submittal, provide the following elements on the site and elevation plans: square footage of all existing and proposed accessory structures, dimensioned height of the proposed arena.

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

3. Any additional new lighting beyond that shown on the lighting plan with a staff date of 2/15/05 shall return for Development Review Board review and approval.
4. Arena canopy lighting to be turned off by 10:00 P.M.

**Ordinance**

5. Light fixtures shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
6. No lighting shall be permitted in dedicated NAOS easements.
7. There shall be no lighting of the outdoor (open to sky) arena.
8. Any lighting of the covered arena shall conform to the following:
  - a. Ambient light levels for low light illuminance not to exceed 1.5 fc average and 6 fc maximum;
  - b. Ambient low light trespass standards not to exceed 0.3 fc at the property line;
  - c. All lighting shall be full cutoff and directed down;
  - d. All light sources shall not be visible from off-sight.



**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Use Permit case for the subject site was: 27-UP-04.